



## 37 Gordon Road Monton M30 9QB

### Offers over £310,000

JUST OFF MONTON ROAD! NO VENDOR CHAIN! HOME ESTATE AGENTS are pleased to offer for sale this immaculately presented and spacious three bedroom period terrace property located just off Monton high street. The property comprises from hallway, bay-fronted lounge, dining room, updated fitted kitchen, shaped landing, three bedrooms and a fitted three piece bathroom suite. Externally the property has a yard to the rear with lawn area. The property is gas central heated and double glazed. Ideally situated close to the array of shops, bars and restaurants Monton has to offer! ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewing!

- NO VENDOR CHAIN!
- Immaculate period terrace
- Three good size bedrooms
- Hallway
- Bay-fronted lounge
- Dining room with French Doors
- Fitted modern kitchen
- Fitted bathroom suite
- Yard to rear with lawn area
- Popular Monton location!



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### Hallway

Lounge 14'6 x 11'7 (4.42m x 3.53m)

Dining room 14'0 x 12'2 (4.27m x 3.71m)

Kitchen 14'0 x 9'6 (4.27m x 2.90m)

### Shaped landing

Bedroom One 13'11 x 12'0 (4.24m x 3.66m)

Bedroom Two 11'11 x 10'1 (3.63m x 3.07m)

Bedroom Three 9'10 x 8'7 (3.00m x 2.62m)

Bathroom 6'6 x 5'4 (1.98m x 1.63m)

### Photos

The photos shown were taken prior to the current tenants occupation. Although the property is well maintained, an internal viewing is required before submitting an offer for this property.

### Sales info

We are advised that the property is freehold.

We are advised that the current council tax band is band B.

The current EPC rating is TBC

### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and

advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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### Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



### First Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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